



## 46 Backgate, Cowbit

**£249,000**

PREPARE TO BE AMAZED... TWO BEDROOM DETACHED BUNGALOW SITUATED IN A VILLAGE AND NO ESTATE LOCATION. Viewing is highly essential to appreciate this two bedroom detached bungalow. Benefiting from a double garage, PRIVATE rear garden and large frontage providing ample off road parking. The bungalow comprises of, rear entrance/sun room, kitchen and breakfast, dining room, living room, two double bedrooms and shower room. Stair case leading to loft space which has the potential to be turned into a third bedroom (subject to planning). The rear of the property provides a veranda area, with seating and laid to lawn, double garage with side access to play room, hot tub and bar area. Caravan storage with further off road parking. Additionally, to the rear is a private and enclosed area which is laid to lawn with a 4ft deep swimming pool.

- Detached Bungalow
- Ample Off Road Parking
- Hot Tub and Swimming Pool
- Double Garage and Workshop
- Private Rear Garden
- Two Double Bedrooms



**REAR ENTRANCE/CONSERVATORY****3.824m x 2.227m (12'6" x 7'4")**

Upvc window to three side aspects. Upvc glazed pedestrian door to rear. Tiled flooring. Radiator. Ceiling light.

**KITCHEN AND BREAKFAST****3.819m x 3.437m (12'6" x 11'3")**

Two Upvc windows to side aspect. Tiled flooring. Artexed and coved ceiling. Ceiling light. Part tiled walls. Base and wall units with roll top work surface over. Integrated fridge freezer, washing machine, dishwasher and pantry. Five ring gas hob with stainless steel extractor above. Integrated double oven. Under counter sensor lights. Key safe. Wall mounted boiler in wall unit. Radiator. Breakfast bar.

**DINING ROOM****3.963m x 3.540m (13'0" x 11'7")**

**\*\*Has the potential to be turned into a bedroom\*\***  
Upvc window to side aspect. Wood effect laminate flooring. Radiator. Coved ceiling. Ceiling fan and light. Archway through to kitchen. Double airing cupboard housing shelving and hot water tank. Bt point.

**INNER HALLWAY**

Artexed and coved ceiling. Carpeted. Ceiling light. Radiator. Smoke alarm. Stairway leading to the loft.

**LIVING ROOM****5.224m x 3.950m (17'2" x 13'0")**

Upvc window to the front aspect - fire escape. Wood effect laminate flooring. Radiator. Television point. Ceiling fan and light. Chimney existing but the vent has been boarded up. Artexed and coved ceiling. Bt point.

**MASTER BEDROOM****3.937m x 3.605m (12'11" x 11'10")**

Upvc window to front aspect. Carpeted. Radiator. Artexed and coved ceiling. Ceiling and fan light. Television point.

**BEDROOM TWO****2.740m x 2.705m (9'0" x 8'10")**

Upvc window to rear aspect. Wood effect laminate flooring. Radiator. Ceiling light. Two



built in cupboards.

### **SHOWER ROOM**

**2.036m x 1.674m (6'8" x 5'6")**

Upvc window to rear aspect. Tiled flooring and walls. Toilet. Wash hand basin. Ceiling light. Extractor fan. Corner shower with glass sliding door.

### **ATTIC SPACE**

**8.986m x 3.507m (29'6" x 11'6")**

Ample of storage space which has the potential to be turned into further living accommodation. Shelving. Power and lighting. Window to side.

### **DOUBLE GARAGE**

Up and over door. Door to the rear. Power and lighting. Sliding door to the side leading to play room/hot tub area.

### **PLAY ROOM/HOT TUB**

Insulated room with power and lighting. Wood effect laminate flooring. Part glazed pedestrian door to front. Sliding door to side leading into garage. Sliding door to rear leading to enclosed garden and swimming pool. Fully decked hot tub area, with cabinet to store cleaning products and astro turf surround and down lighting. Bar area with shelving and lighting.

### **SWIMMING POOL**

Industrial polytunnel, with decked area. Sliding door to side and window to further side. 4ft deep swimming pool. Solar heated to minimise running costs.

### **EXTERIOR**

The front of the property is welcomed by a good size frontage providing ample off road parking, gravelled area and paved. Further parking to the rear of the property with vehicular access to the side. Access to the double garage with up and over door, power and lighting with a further space to the side which houses storage and hot tub and bar area. Veranda area providing seating, laid to lawn and outside sink. Summer house, garden shed and previously used coal house with gate leading to further garden. The further garden is privately enclosed with lawn area and



swimming pool.

### PROPERTY POSTCODE

For location purposes the postcode of this property is: PE12 6AP

### ADDITIONAL INFORMATION

Freehold with vacant possession on completion.  
PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

### VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

### ARK PROPERTY CENTRE

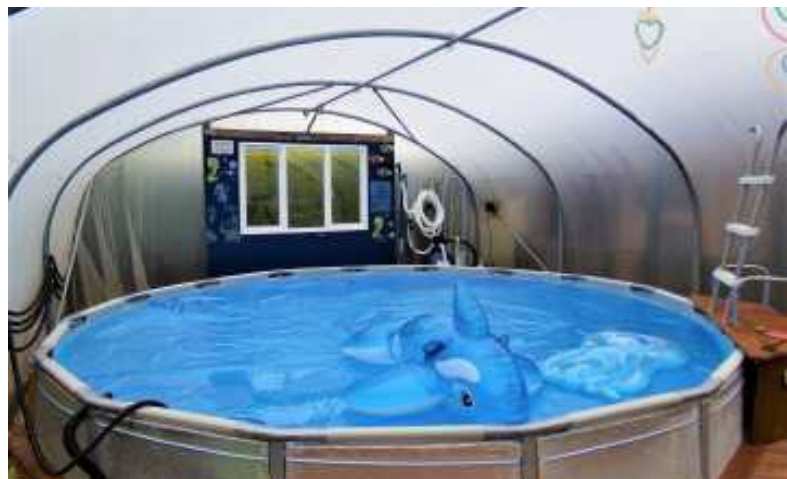
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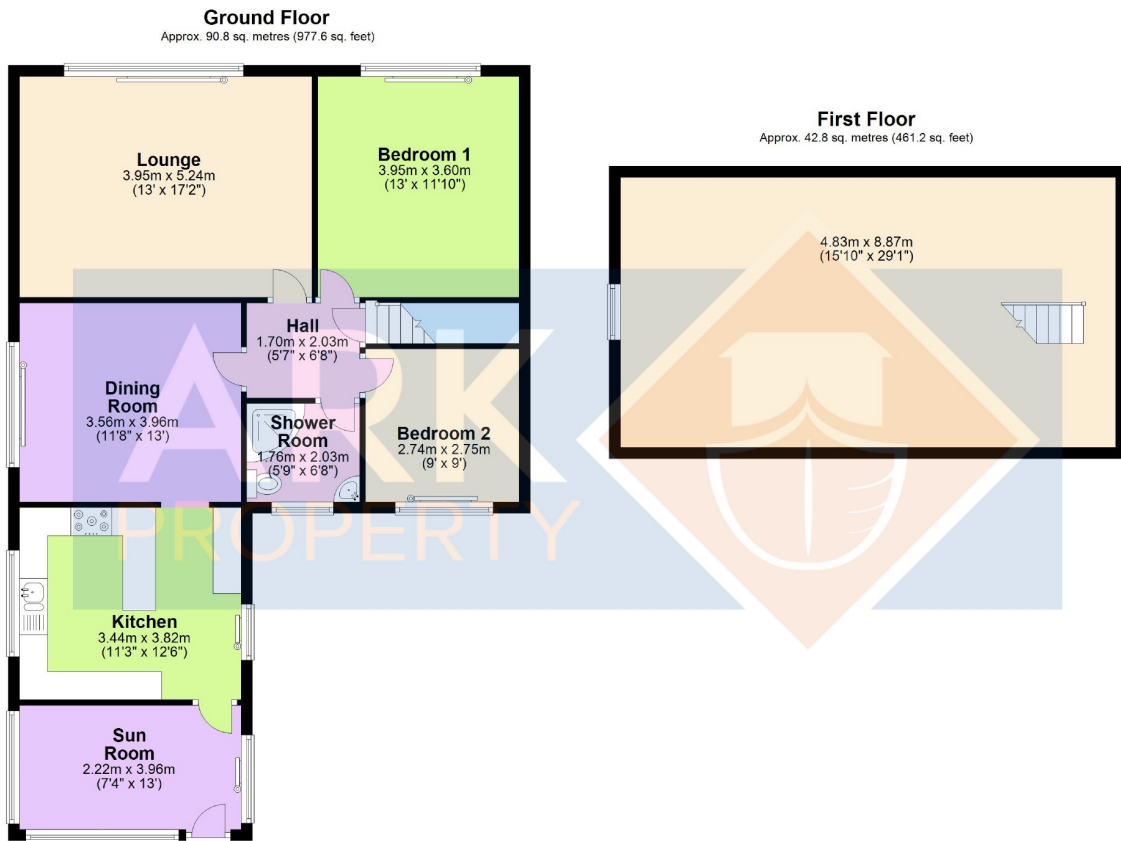
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Total area: approx. 133.7 sq. metres (1438.8 sq. feet)

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